140.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,312,200 / 1,312,200
					USE VALUE:	1,312,200 / 1,312,200
					ASSESSED:	1,312,200 / 1,312,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROONEY ALISSA
Owner 2:	NEWKIRK BRIAN JAMES
Owner 3:	
Street 1:	60 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SANDERS BRENT & JULIE -
Owner 2:	-
Street 1:	60 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .238 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Vinyl Exterior and 2988 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10350.000	722,300	5,500	584,400	1,312,200
Total Card	0.238	722,300	5,500	584,400	1,312,200
Total Parcel	0.238	722,300	5,500	584,400	1,312,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 439.16 /Parcel: 439.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 90252

GIS Ref

GIS Ref

Insp Date 11/29/17

!10848!

PREVIOUS ASSESSMENT

Parcel ID 140.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	722,300	5500	10,350.	584,400	1,312,200		Year end	12/23/2021
2021	101	FV	700,200	5500	10,350.	584,400	1,290,100		Year End Roll	12/10/2020
2020	101	FV	699,400	5500	10,350.	584,400	1,289,300	1,289,300	Year End Roll	12/18/2019
2019	101	FV	523,300	5500	10,350.	547,900	1,076,700	1,076,700	Year End Roll	1/3/2019
2018	101	FV	494,600	5500	10,350.	452,900	953,000	953,000	Year End Roll	12/20/2017
2017	101	FV	494,600	5500	10,350.	416,400	916,500	916,500	Year End Roll	1/3/2017
2016	101	FV	494,600	5500	10,350.	379,900	880,000	880,000	Year End	1/4/2016
2015	101	FV	373,700	5500	10,350.	372,600	751,800	751,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:27:29

LAST REV

Date	Time
08/08/19	11:11:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10848

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANDERS BRENT &	72863-472	1	7/1/2019		1,330,000	No	No		
GERVAIS MICHAEL	64015-33		8/1/2014		934,000	No	No		
SCALFATI EMILY/	63551-133		4/30/2014	Estate/Div	805,000	No	No		
SCALFATI EMILY	31527-325		6/21/2000	Convenience	1	No	No		
SCALFATI JULIE/	25503-68		7/21/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2015	1861	Redo Bat	47,150					
10/20/2002	880	Add Bath	15,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
10/28/2008	Meas/Inspect	355	PATRIOT
11/15/1999	Meas/Inspect	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	90252
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10350		Sq. Ft.	Site		0	80.	0.71	9									584,402						584,400	

Total AC/HA:	0.23760	Total SF/SM:	10350	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	584,402	Spl Credit		Total:	584,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.00140560
Const Adj.:	1.06028998
Adj $ / SQ:	143.340
Other Features:	98250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	757098
Depreciation:	34827
Depreciated Total:	722271

COMMENTS

TOILET-BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	2	HB	

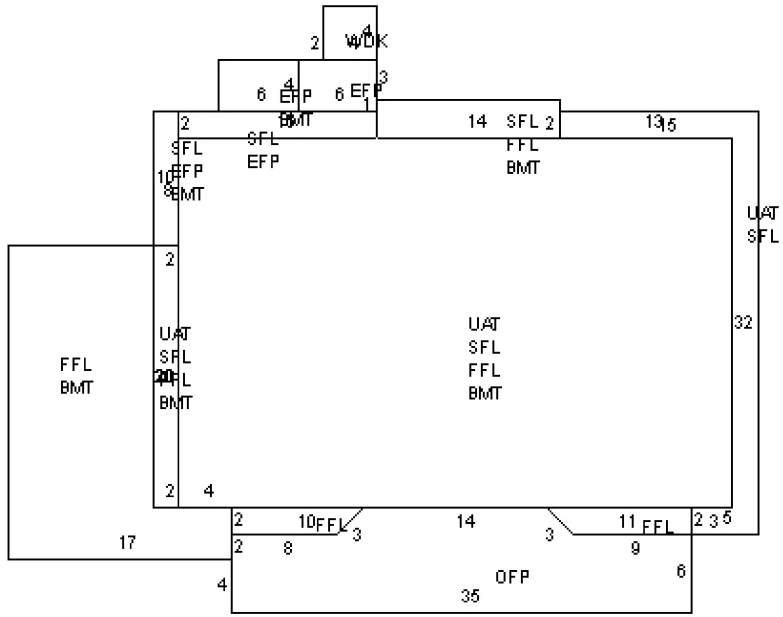
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	173.44
Special Features:	0	Val/Su Net:	137.27
Final Total:	722300	Val/Su SzAd	241.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,590	43.000	68,373
FFL	First Floor	1,584	143.340	227,051
SFL	Second Floor	1,404	143.340	201,250
UAT	Upper Attic	328	57.340	18,806
OFP	Open Porch	242	24.720	5,983
EFP	Enclos Porch	98	58.320	5,716
WDK	Deck	16	16.960	271

	Net Sketched Area:	5,262		Total:	527,450
Size Ad	2988	Gross Area	6246	FinArea	2988

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	AV	1913	20.68	T	40	101			5,500			5,500

More:	N	Total Yard Items:	5,500	Total Special Featues:		Total:	5,500